

LAND DEVELOPMENT COMMITTEE

OCTOBER 10, 2007

Present: _____ John A. Cimino, Chairman, Mercer County Planning Board
 X Bill Agress, Vice-Chairman, Mercer County Planning Board
 X Edward W. Fedorko, Jr., Member, Mercer County Planning Board
 X Donna Lewis, Planning Director, Mercer County Planning Division
 X Greg Sandusky, Mercer County Engineer
 _____ Mercer County Executive Brian M. Hughes, Alternate

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
1. Site Plan MC # 06 – 811	East Windsor Research Park	East Windsor Township Town Center Road & North Main Street Block 9.01, Lot 2

Approved with conditions: Construction of 143,900 (sf) of general office space and 81,600 (sf) of warehouse space within (2) one-story office buildings, (3) two-story office buildings, (8) one-story flex unit buildings in addition to (1) one-story daycare facility of 10,000 (sf). The project also includes the construction of a shared parking lot and drainage improvements.

2. Site Plan & Major Subdivision MC # 07 – 707	Carnegie Center West Phase C – Bldg. 701	West Windsor Township Canal Point Blvd & Carnegie Center Blvd. Block 7.13, Lot 12.02
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Approved with conditions: Subdivision and construction of Phase C, Building 701 on seven acres of the seventy-one acres known as Carnegie Center West. Building 701 is proposed with 112,000 (sf) of general office space, 400 parking spaces and a detention basin.

3. Minor Subdivision MC # 07 – 621	Seifert, Florence J.	*	Hamilton Township 25 Camp Avenue Block 2085, Lots 25, 26 & 27
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Approved: Lot line removal and re-subdivision of a lot with an existing dwelling into two new lots, one lot of 20,064 (sf) with the existing dwelling and a new lot of 18,198 (sf) within the R-10 zone.

4. Site Plan MC # 07 – 312	Princeton University Carl A. Fields Center	*	Princeton Borough 58 Prospect Avenue Block 46.01, Lot 13
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Approved: Site Plan to include the removal of the east and west wing of the existing building at 58 Prospect Avenue and the construction of an 18,784 (sf) building addition. The building is intended to be the new location of the Carl A. Fields Center, currently located opposite Olden Street.

5. Site Plan MC # 07 – 205	Nine Broad, LLC Bell & Whistle Café	*	Hopewell Borough 9 East Broad Street Block 28, lot 2
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Approved with conditions: Renovation of an existing building to a Café that is located at the rear of the site. The new café will be a one-story structure with an outdoor patio seating area. The site has an existing 2-1/2-story coffee shop fronting on East Broad Street, which will remain.

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6. Site Plan MC # 07 – 206	Hogan Security Group, Inc.	Hopewell Township Reed Road Block 91, Lot 17
<u>Approved with conditions:</u> Demolition of an existing residential dwelling and out buildings to allow for the construction of a new 2-story 59,950 (sf) Mini – Storage Facility with parking and drainage improvements.		
7. Minor Subdivision MC # 07 – 513	Sienkiewicz, Jozef & Anna	Lawrence Township 103 Lewisville Road Block 5001, Lot 34
<u>Approved:</u> Subdivision of an existing 1.77 (ac) lot with an existing dwelling into (2) new standard lots. The existing dwelling will be removed for (2) new dwellings, one on each lot.		
8. Site Plan MC # 07 – 420	Furniture Mill Storage Facility	Ewing Township 1536 Lower Ferry Road Block 225.03, Lot 48
<u>Approved:</u> Construction of a 736 (sf) addition to the existing Furniture Mill located on a 15 (ac) lot.		
9. Site Plan MC # 07 – 421	JoGal, LLC	Ewing Township 132 – 134 Walters Avenue Block 589, Lots 1 thru 3 & 14 thru 17
<u>Approved:</u> Construction of a 8,700 (sf) office / warehouse building within the existing Commerce Park Development Area		
10. Amended Site Plan MC # 05 – 9 02	Washington Village, LLC Phase I	Washington Township Route 33 Block 1, Lots 5, 6, 9, 10, 11.02, 11.03 & 73
<u>Approved with conditions:</u> Site Plan for the construction of a three-story mixed-use building. 23,385 (sf) of retail space will be located on the first floor and 18,070 (sf) of office space will be constructed on the second and third floors. A temporary stormwater management facility is also proposed. This project was originally approved at the June 8, 2005 LDC meeting.		
11. Major Subdivision MC # 07 – 622	Horizon Business Center	Hamilton Township AAA Drive Block 2597, Lot 12 Block 2597.01, Lot 7
<u>Approved:</u> Subdivision to reestablish the AAA Drive right-of-way and to formalize lot lines which appear on the Township Tax Maps.		

* Applicant granted county extension to review the subject application at the October 10, 2007 meeting.

** The Land Development Committee reserves the right to remove an application from this agenda if the applicant fails to provide the missing items at or before this meeting that are necessary to make the subject application complete.